

PB# 02-12

**Peach Tree Acres
(Sub.)**

51-1-82.3

02-12

PEACH TREE ACRES SUB. (5 LOTS)
SHAW ROAD (MULLIGAN)

TOWN OF NEW WINDSOR
PLANNING BOARD
APPROVED COPY

DATE: 8-22-02

Map Number 173-02 City [X]
Section _____ Block _____ Lot _____ Town New Windsor
Village [X]

02-12

Title: Peach Tree Acres

Dated: 3-15-02 Filed 8-23-02

Approved by James Bresnan

on 8-22-02

Record Owner Mulligan, Ray + Carolyn

DONNA L. BENSON
Orange County Clerk

5/23/02
Ordered P.H. List

RE: MOTION-AUTHORIZE ACCEPTANCE OF A PORTION OF LAND
DEDICATED TO TNW FROM MULLIGAN-PEACHTREE ACRES SUBDIV.
PER PLANNING BOARD REQUIREMENT (51-1-82.3)

MOTION BY COUNCIL _____

SECONDED BY COUNCIL _____

That the Town Board of the Town of New Windsor authorize the acceptance for dedication of a portion of land (51-1-82.3) owned by Richard P. and Carolynn K. Mulligan, the purpose for which is to satisfy a Town Planning Board requirement for final subdivision approval for Peach Tree Acres on Shaw Road in the Town of New Windsor.

ROLL CALL:

MOTION CARRIED:

Town Board Agenda: 09/04/02.

*cc: Myra - Copy for your
Info.
Do you have
Mulligan's tel. #?*

P.

783-9021



TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
TELEPHONE: (845) 563-4630
FAX: (845) 563-4692

ATTORNEY FOR THE TOWN
MICHAEL D. BLYTHE, ESQ.

February 17, 2006

Gary Goldstein, Esq.
PO Box 590
11 High Street
Chester, NY 10918

Re: Peach Tree, Lot 3 – Our Planning Board #02-12

Dear Mr. Goldstein,

This letter is in reference to your correspondence of February 2, 2006 regarding Lot 3, Peach Tree Acres Subdivision, Shaw Road. I have also reviewed the filed subdivision map and you are correct that it does not require a drainage easement. You also note that "the water flow referred to is a result of the contour of the land and had existed prior to the construction." However, our engineering department has indicated that there is, in fact, a drainage pipe which has been constructed underneath the driveway which allows stormwater to flow from the upper lot, onto the lower lot. Clearly, this flow pipe is part of the new construction. I do not believe that this system was anticipated at the time of the Planning Board hearing.

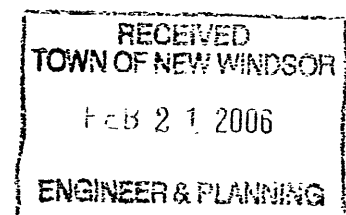
At this juncture, it is our position that the drainage easement granted by the downhill lot in favor of the uphill lot is still necessary. It can either be incorporated into the deed or a separate document. If you have any other suggestions as how to resolve the problem, I would be glad to entertain them and I invite your comments either by phone or in writing.

At this juncture, I have asked the building department to withhold the issuance of any C.O. pending our discussions.

Very truly yours,


Michael D. Blythe
Attorney for the Town of New Windsor
MDB/kd

CC: Myra Mason
Engineer McGoey
Michael Babcock



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/21/2002

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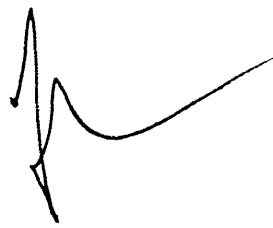
LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 2-12

NAME: PEACH TREE ACRES - PA2002-0146

APPLICANT: MULLIGAN, RAY & CAROLYNN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/10/2002	REC. CK. #402	PAID		375.00	
05/22/2002	P.B. ATTY. FEE	CHG	35.00		
05/22/2002	P.B. MINUTES	CHG	13.50		
06/26/2002	P.B. ATTY. FEE	CHG	35.00		
06/26/2002	P.B. MINUTES	CHG	18.00		
08/19/2002	P.B. ENGINEER	CHG	211.20		
08/21/2002	RETURN TO APPLICANT	CHG	62.30		
TOTAL:			375.00	375.00	0.00



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/21/2002

PAGE: 1

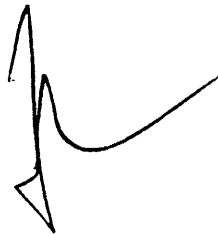
LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 2-12

NAME: PEACH TREE ACRES - PA2002-0146

APPLICANT: MULLIGAN, RAY & CAROLYNN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/19/2002	4 LOT REC FEE @ 1500.00 E	CHG	6000.00		
08/21/2002	REC. CK. #411	PAID		6000.00	
		TOTAL:	6000.00	6000.00	0.00



PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/22/2002

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LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]
A [Disap, Appr]

FOR PROJECT NUMBER: 2-12

NAME: PEACH TREE ACRES - PA2002-0146

APPLICANT: MULLIGAN, RAY & CAROLYNN

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
08/22/2002	PLANS STAMPED	APPROVED
06/26/2002	P.B. APPEARANCE-PUB HEARING	CLOSED PH ND:APPRD
	. NEED HIGHWAY APPROVAL - FINISH DESIGN INFO ON PLAN - MARK'S	
	. COMMENTS OF 6-26-02	
05/22/2002	P.B. APPEARANCE	LA: SCHED PH
	. CORRECT BULK TABLES FOR LOT #5 - NEED SANITARY DESIGNS AND	
	. ENGINEER COMMENTS ADDRESSED PRIOR TO SCHEDULING PUBLIC	
	. HEARING	
04/17/2002	WORK SHOP APPEARANCE	SUBMIT
03/20/2002	WORK SHOP APPEARANCE	REVISE & RET

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/22/2002

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LISTING OF PLANNING BOARD **FEE**
APPROVAL

FOR PROJECT NUMBER: 2-12

NAME: PEACH TREE ACRES - PA2002-0146

APPLICANT: MULLIGAN, RAY & CAROLYNN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/19/2002	APPROVAL FEE	CHG	275.00		
08/21/2002	REC. CK. #410	PAID		275.00	
			-----	-----	-----
		TOTAL:	275.00	275.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/22/2002

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LISTING OF PLANNING BOARD FEES
RECREATION

FOR PROJECT NUMBER: 2-12

NAME: PEACH TREE ACRES - PA2002-0146

APPLICANT: MULLIGAN, RAY & CAROLYNN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/19/2002	4 LOT REC FEE @ 1500.00 E	CHG	6000.00		
08/21/2002	REC. CK. #411	PAID		6000.00	
			-----	-----	-----
		TOTAL:	6000.00	6000.00	0.00

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/22/2002

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LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 2-12

NAME: PEACH TREE ACRES - PA2002-0146

APPLICANT: MULLIGAN, RAY & CAROLYNN

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	05/10/2002	EAF SUBMITTED	05/10/2002	WITH APPLIC
ORIG	05/10/2002	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	05/10/2002	LEAD AGENCY DECLARED	05/22/2002	TOOK LA
ORIG	05/10/2002	DECLARATION (POS/NEG)	06/26/2002	DECL NEG DEC
ORIG	05/10/2002	SCHEDULE PUBLIC HEARING	05/22/2002	SCHED PH
ORIG	05/10/2002	PUBLIC HEARING HELD	06/26/2002	CLOSED PH
ORIG	05/10/2002	WAIVE PUBLIC HEARING	/ /	
ORIG	05/10/2002	AGRICULTURAL NOTICES	/ /	
ORIG	05/10/2002	BUILDING DEPT REFER NUMBER	/ /	

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/21/2002

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LISTING OF PLANNING BOARD **FEE**
APPROVAL

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--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
08/19/2002	APPROVAL FEE	CHG	275.00		
08/21/2002	REC. CK. #410	PAID		275.00	
			-----	-----	-----
		TOTAL:	275.00	275.00	0.00

**Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611**

**RECEIPT
#743-2002**

08/21/2002

Mulligan, Carolynn & Raymond [#]02-12

**Received \$ 275.00 for Planning Board Fees on 08/21/2002. Thank you for
stopping by the Town Clerk's office.**

As always, it is our pleasure to serve you.

**Deborah Green
Town Clerk**

AS OF: 08/19/2002

PAGE: 1

CHRONOLOGICAL JOB STATUS REPORT

JOB: 87 56

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT: NEWWIN - TOWN OF NEW WINDSOR

TASK: 2- 12

FOR WORK DONE PRIOR TO: 08/19/2002

TASK-NO	REC	--DATE--	TRAN	EMPL	ACT DESCRIPTION-----	RATE	HRS.	-----DOLLARS-----			
								TIME	EXP.	BILLED	BALANCE
2-12	201730	03/20/02	TIME	MJE	WS MULLIGAN 3-LOT SUB	88.00	0.40	35.20			
2-12	204258	04/11/02	TIME	MJE	WS MULLIGAN SUB - SHAW	88.00	0.40	35.20			
2-12	207035	05/22/02	TIME	MJE	MC PEACH TREE SUB	88.00	0.50	44.00			
2-12	211137	06/25/02	TIME	MJE	MC PEACH TREE	88.00	0.50	44.00			
2-12	214346	06/26/02	TIME	MJE	MM PLACITREE COND APPL	88.00	0.10	8.80			
								167.20			
2-12	210078	06/19/02			BILL 02-706					-114.40	
										-114.40	
2-12	216793	08/19/02	TIME	MJE	MC PeachTree Closeout	88.00	0.50	44.00			
								44.00			
2-12	214976	08/01/02			BILL 02-897					-52.80	
										-52.80	
					TASK TOTAL			211.20	0.00	-167.20	44.00
					GRAND TOTAL			211.20	0.00	-167.20	44.00

TOTAL P.03

SUBDIVISION FEES - TOWN OF NEW WINDSOR

MINOR SUBDIVISION FEES:

APPLICATION FEE.....\$ 50.00

ESCROW:

RESIDENTIAL:

___ LOTS @ 150.00 (FIRST 4 LOTS).....\$ _____

___ LOTS @ 75.00 (ANY OVER 4 LOTS).....\$ _____

COMMERCIAL:

___ LOTS @ 400.00 (FIRST 4 LOTS).....\$ _____

___ LOTS @ 200.00 (ANY OVER 4 LOTS).....\$ _____

TOTAL ESCROW DUE....\$ _____

APPROVAL FEES MINOR SUBDIVISION:

PRE-PRELIMINARY PLAT APPROVAL.....\$ 50.00

PRELIMINARY PLAT APPROVAL\$ 100.00

FINAL PLAT APPROVAL (\$100.00 + \$5.00/LOT).....\$ 125.00

FINAL PLAT SECTION FEE.....\$ 100.00

BULK LAND TRANSFER...(\$100.00).....\$ _____

TOTAL SUBDIVISION APPROVAL FEES.....\$ 275.00

RECREATION FEES:

4 LOTS @ \$500.00 PER LOT\$ 6,000.00

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES.....\$ _____

PLANNING BOARD ATTORNEY FEES.....\$ _____

MINUTES OF MEETINGS.....\$ _____

OTHER.....\$ _____

PERFORMANCE BOND AMOUNT.....\$ _____

4% OF ABOVE AMOUNT.....\$ _____

ESTIMATE OF PRIVATE IMPROVEMENTS: \$ _____

2% OF APPROVED COST ESTIMATE:.....\$ _____
(INSPECTION FEE)

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 08/21/2002

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LISTING OF PLANNING BOARD FEES
ESCROW

FOR PROJECT NUMBER: 2-12

NAME: PEACH TREE ACRES - PA2002-0146

APPLICANT: MULLIGAN, RAY & CAROLYNN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
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08/21/2002	RETURN TO APPLICANT	CHG	62.30		
		TOTAL:	375.00	375.00	0.00

L.R. 8/21/02

PARCEL I

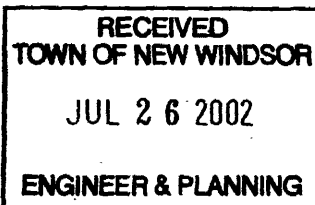
All that certain plot, piece or parcel of land situate, lying and being in the Town of New Windsor, County of Orange and State of New York and bounded and described as follows:

Beginning at a point on the southerly line of Shaw Road, said point being the easterly corner of lands now or formerly Destefano and a corner of lands now or formerly Mulligan and running along the easterly boundary of lands now or formerly Destefano S 34° - 55' - 20" W a distance of 5.44 feet to a point; thence through lands now or formerly Mulligan S 30° - 00' - 00" E a distance of 165.73 feet to a point on the westerly boundary of lands now or formerly Gravina; thence along the westerly boundary of lands now or formerly Gravina N 45° - 15' - 00" E a distance of 4.97 feet to a point on the southerly line of the aforementioned Shaw Road; thence along the southerly line of Shaw Road N 30° - 00' - 00" W a distance of 167.00 feet to the point of beginning.

PARCEL II

All that certain plot, piece or parcel of land situate, lying and being in the Town of New Windsor, County of Orange and State of New York and bounded and described as follows:

Beginning at a point on the southerly line of Shaw Road, said point being the easterly corner of lands now or formerly Gravina and a corner of lands now or formerly Mulligan and running along the easterly boundary of lands now or formerly Gravina S 45° - 15' - 00" W a distance of 4.97 feet to a point; thence through lands now or formerly Mulligan the following two courses and distances 1) S 29° - 22' - 00" E a distance of 831.05 feet to a point and 2) S 32° - 00' - 00" E a distance of 182.00 feet to a point along on the westerly boundary of lands now or formerly Walpole; thence along the westerly boundary of lands now or formerly Walpole N 56° - 30' - 00" E a distance of 5.00 feet to a point on the southerly line of the aforementioned Shaw Road; thence along the southerly line of Shaw Road the following four courses and distances: 1) N 32° - 00' - 00" W a distance of 182.00 feet to a point, 2) N 28° - 30' - 00" W a distance of 490.00 feet to a point, 3) N 31° - 30' - 00" W a distance 146.00 feet to a point and 4) N 30° - 00' - 00" W a distance of 197.10 feet to the point of beginning.



02-12

PUBLIC HEARING
RESULTS OF P.B. MEETING OF: June 26, 2002

PROJECT: Peach Tree Acres Sub.

P.B.# 02-12

LEAD AGENCY:

NEGATIVE DEC:

1. AUTHORIZE COORD LETTER: Y__ N__

M) B S) A VOTE: A 5 N 0

2. TAKE LEAD AGENCY: Y__ N__

CARRIED: YES ✓ NO__

M)__ S)__ VOTE: A__ N__

CARRIED: YES__ NO__

Closed

WAVE PUBLIC HEARING:

M) A S) L

VOTE: A 5 N 0

Closed

WAIVED: Y ✓ N__

SCHEDULE P.H. Y__ N__

SEND TO O.C. PLANNING: Y__

SEND TO DEPT. OF TRANSPORTATION: Y__

REFER TO Z.B.A.: M)__ S)__ VOTE: A__ N__

RETURN TO WORK SHOP: YES__ NO__

APPROVAL:

M)__ S)__ VOTE: A__ N__ APPROVED: _____

M) A S) L VOTE: A 5 N 0 APPROVED CONDITIONALLY: 6-26-02

NEED NEW PLANS: Y__ N__

DISCUSSION/APPROVAL CONDITIONS:

198 Shaw Rd - Questioned what was in a particular area
Need Highway Approval
finish design into an plan
Mark's comments of 6-26-02



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

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33 Airport Center Drive
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New Windsor, New York 12553
(845) 567-3100
e-mail: mhenry@mhepc.com

LI Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhapa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

MEMORANDUM

(via fax)

19 August 2002

TO: MYRA MASON, PLANNING BOARD SECRETARY

FROM: MARK J. EDSALL, P.E., PLANNING BOARD ENGINEER

**SUBJECT: PEACH TREE ACRES (MULLIGAN) SUBDIVISION
PLANNING BOARD APPLICATION NO. 02-12**

A handwritten signature in black ink, appearing to read "MJE", is written over the "FROM" line of the memorandum.

I have reviewed the final plan submitted. It is fine.

I have reviewed the description of the dedication being given to the Town. The description is consistent with the subdivision plat submitted. By copy of this memo to Phil Crotty, Town Attorney, I am requesting that the proper documents be prepared so the Town obtains this dedication along the existing Town Road, Shaw Road.

Attached are my fees so you can close out the job, and have the plans stamped, signed and released once all fees are paid.

Call if you have any questions.

Mark

cc: Phil Crotty (w/Description)

PEACH TREE ACRES SUBDIVISION (02-12)

Mr. Ray Mulligan appeared before the board for this proposal.

MR. PETRO: Proposed five lot residential subdivision. This application proposes the subdivision of 26.7 acres into 5 single family residential lots. The plan was previously reviewed at the 22nd May, 2002 planning board meeting and before the board for a public hearing. Property is located in an R-1 zone which is permitted use by law and then we have a couple of Mark's comments, so I guess you'll make a presentation.

MR. MULLIGAN: We were last before the board last month, Mr. Edsall requested some additional detailing for the septic system. We have provided that information on sheet 2 and we're here for the public hearing.

MR. PETRO: Can you expand on that?

MR. MULLIGAN: Sure, try to keep it short and sweet for you.

MR. PETRO: Okay, let's see where we are with some comments here. Mark, you say as previously needed sheet 2 of the plans should clearly indicate that all the lands shown thereon are part of proposed lot number 5?

MR. EDSALL: Yeah, that's just a minor note they have to add.

MR. PETRO: Obviously, the size of the lots conform with the new zones.

MR. MULLIGAN: All the lots meet the current bulk requirements.

MR. PETRO: There's not a lot to look at, so let's open the public hearing. June 11, 2002, 24 addressed envelopes containing the attached notice of public hearing were mailed. Once again, if someone is here, would you like to speak for or against or, just make a

comment for this application, please be recognized by the Chair, come forward and state your name and address. Would anyone like to speak?

MS. NIXON: My name is Andrea Nixon, I live at 198 Shaw Road, I just have a question, right across from our driveway, there's a cleared area and we just wanted to know what was proposed for that?

MR. PETRO: Why don't you come up and show us on the map. Off the record.

(Discussion was held off the record)

MS. NIXON: Thank you.

MR. MULLIGAN: Her question was about this area here, there's no planned-on construction in her area of concern.

MR. PETRO: Okay, let the minutes reflect that there's no other hands. Entertain a motion to close the public hearing.

MR. ARGENIO: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board close the public hearing for the Peach Tree Acres subdivision on Shaw Road. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. PETRO: Motion for negative dec.

MR. BRESNAN: So moved.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare a negative dec for the Peach Tree Acres major subdivision. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE

MR. LANDER: Do you have anything from the highway department?

MR. PETRO: We have still under review, no drainage included, no comment at this time, that's from 5/22. Have you been in contact with Mr. Kroll since?

MR. MULLIGAN: No, sir, we did add some culverts for the driveways as requested by Mr. Edsall, but that's the only formal drainage we have provided on the site.

MR. PETRO: Myra told me he has the plan, he's not finished reviewing it, so if that's the only concern, we can make it subject to his approval.

MR. EDSALL: Jim, I had one other question that I wasn't sure how far you were going to go tonight on the sanitary systems. You've got a variety of perc tests and you've located the systems and you've indicated the soil test results, but looks like you only have one selection down for the actual design, are they all the same?

MR. MULLIGAN: No, we're going to, what we'd like to do if it's okay with you we'd like to keep it flexible, depending on the number of bedrooms. We assume four bedrooms being the maximum and the maximum length of the trench will determine that per the New York State

Department of Health guidelines.

MR. EDSALL: Well, to file the plan, you need to show sanitary design for each lot.

MR. MULLIGAN: That's not a problem.

MR. EDSALL: You did show four, if somebody came in with a three, the building department would allow you to build a smaller system, so that would just be that they have to finish that design information on the plan.

MR. PETRO: Well, I don't have any problem with going any further. We can finish it up if you want, it would be two subject-to's, design information and highway getting the final.

MR. EDSALL: And the other open items on my comment sheet, just minor corrections.

MR. PETRO: Motion for final approval.

MR. KARNAVEZOS: So moved.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board grant final approval to the Peach tree acres major subdivision on Shaw Road, subject to the design information Mark just talked about being implemented on the plan, New Windsor Highway Department giving their approval and any other comments from our engineer on this sheet. Any further discussion from the board members? If not, roll call.

ROLL CALL

MR. KARNAVEZOS	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. ARGENIO	AYE
MR. PETRO	AYE



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

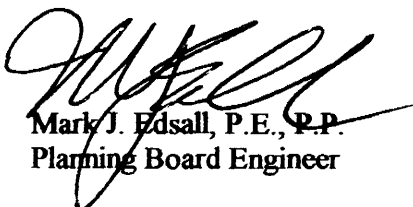
Writer's E-mail Address:
mje@mhepc.com

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: PEACH TREE ACRES (MULLIGAN) MAJOR SUBDIVISION
PROJECT LOCATION: SHAW ROAD
SECTION 51 – BLOCK 1 – LOT 82.3
PROJECT NUMBER: 02-12
DATE: 22 MAY 2002
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 26.7 +/- ACRE PARCEL INTO FIVE (5) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS PREVIOUSLY REVIEWED AT THE 22 MAY 2002 PLANNING BOARD MEETING, AND IS BEFORE THE BOARD FOR A PUBLIC HEARING AT THIS MEETING.

1. The property is located within the R-1 zoning district of the Town. The bulk table now has a "net area" line, but fails to reflect any subtractions for the pond and wetlands shown. Please correct.
2. As previously needed, sheet #2 of the plans should clearly indicate that all lands shown thereon are part of proposed lot #5.
3. The Planning Board may wish to make a determination regarding the type action this project should be classified under SEQRA, and make a determination regarding environmental significance.
4. The plans depict a dedication along Shaw Road to provide the Town with a full 25 ft. from road centerline. The applicant's surveyor should prepare a description of this offer such that the dedication can be coordinated with the Attorney for the Town.

Respectfully submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/st
NW02-12-26June02.doc

In the Matter of Application for ~~Site Plan~~ Subdivision of
Peach Tree Acres (02-12)

AFFIDAVIT OF
SERVICE
BY MAIL

On June 11, 2003, I compared the 24 addressed envelopes containing the attached Notice of Public Hearing with the certified list provided by the Assessor regarding the above application for Site Plan/Subdivision and I find that the addressees are identical to the list received. I then mailed the envelopes in a U.S. Depository within the Town of New Windsor.

Myra L. Mason
Myra L. Mason, Secretary for
the Planning Board

11th day of June, 192002

~~Notary Public~~



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4631
Fax: (845) 563-4693

Assessors Office

May 29, 2002

Ray Mulligan
387 Museum Village Road
Monroe, NY 10950

Re: 51-1-82.3

Dear Mr. Mulligan:

According to our records, the attached list of property owners are abutting to the above referenced property.

The charge for this service is \$45.00, minus your deposit of \$25.00.

Please remit the balance of \$20.00 to the Town Clerk's Office.

Sincerely,

Leslie Cook
Sole Assessor

LC/lrd
Attachments

CC: Myra Mason, PB

51-1-72.1
Walter & Michele Charles
610 Beattie Road
Rock Tavern, NY 12575 ✓

51-1-81
Michael & Darlene Henry
602 Beattie Road
Rock Tavern, NY 12575 ✓

Deborah Green, Town Clerk
Town of New Windsor ✓
555 Union Avenue
New Windsor, NY 12553

51-1-72.2
Vincent & Lisa Valentino
618 Beattie Road
Rock Tavern, NY 12575 ✓

51-1-82.4
William & Nellie Walpole
149 Shaw Road
Rock Tavern, NY 12575 ✓

Andrew Krieger, ESQ.
219 Quassaick Avenue
New Windsor, NY 12553 ✓

51-1-72.3
Michael & Paula DeStefano
626 Beattie Road
Rock Tavern, NY 12575 ✓

52-1-48
Vasal & Thelma Monczyn
170 Shaw Road
Rock Tavern, NY 12575 ✓

James Petro, Chairman
Planning Board ✓
555 Union Avenue
New Windsor, NY 12553

51-1-73
Joseph & Elena Gravina
197 Shaw Road
Rock Tavern, NY 12575 ✓

52-1-82
David & Kathryn Magid
208 Shaw Road
Rock Tavern, NY 12575 ✓

Mark J. Edsall, P.E.
McGoey and Hauser
Consulting Engineers, P.C.
33 Airport Center Drive, Suite 202 ✓
New Windsor, NY 12553

51-1-75.3
James Krupa
558 Beattie Road
Rock Tavern, NY 12575 ✓

52-1-83
Robert & Sandra Dixon
198 Shaw Road
Rock Tavern, NY 12575 ✓

51-1-76.12
William Kelly
P.O. Box 346
Blooming Grove, NY 10914 ✓

52-1-84
Kevin & Maria Finucane
P.O. Box 7
Rock Tavern, NY 12575 ✓

51-1-77.2
Walter & Mary Ann Anderson
572 Beattie Road
Rock Tavern, NY 12575 ✓

52-1-85
Alan & Debra Schrader
180 Shaw Road
Rock Tavern, NY 12575 ✓

51-1-78.2
George Jr. & Yvonne Polman
584 Beattie Road
Rock Tavern, NY 12575 ✓

52-1-100
Tara, Inc.
C/o V.R. Inaganti
89 Jefferson Street
Highland Mills, NY 10930 ✓

51-1-79
Alfred Jr. & Jane Vogt
592 Beattie Road
Rock Tavern, NY 12575 ✓

55-1-79
Eric Rivera
139 Shaw Road
Rock Tavern, NY 12575 ✓

51-1-80
Nunzio & Alice Cupano
596 Beattie Road
Rock Tavern, NY 12575 ✓

George J. Meyers, Supervisor
Town of New Windsor ✓
555 Union Avenue
New Windsor, NY 12553

24

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that the PLANNING BOARD of the TOWN OF
NEW WINDSOR, County of Orange, State of New York will hold a PUBLIC
HEARING at Town Hall, 555 Union Avenue, New Windsor, New York on
JUNE 26, 2002 at 7:30 P.M. on the approval of the proposed

Subdivision Approval for **PEACH TREE ACRES SUBDIVISION – SHAW**
ROAD (Tax Map #Section 51 , Block 1 , Lot 82.3)

Located at **SHAW ROAD IN THE TOWN OF NEW WINDSOR**.

Map of the Subdivision is on file and may be inspected at the **Planning Board**
Office, Town Hall, 555 Union Avenue, New Windsor, NY prior to the Public
Hearing.

Date: JUNE 10, 2002

By Order of

TOWN OF NEW WINDSOR PLANNING BOARD

James R. Petro, Jr., Chairman

PEACH TREE ACRES SUBDIVISION (02-10)

Michael J. Calise, P.E., appeared before the board for this proposal.

MR. PETRO: Application proposes subdivision of 26.7 acre parcel into 5 acre single family residential lots. Plan is reviewed on concept basis only. R-1 zoning, which is permitted use by law, bulk information shown on the plan is correct for the zone, use group okay.

MR. CALISE: My name is Mike Calise, I'm a professional engineer for the project. I've got cards just in case. As the application states, this is the subdivision of a roughly 27 acre parcel into 5 individual single family residential lots and we believe that all the necessary amenities can be provided and any potential impacts successfully mitigated. We're here now for the board for direction and to move along in the process.

MR. PETRO: Mark, why don't you bring us up to date with a couple of your comments?

MR. EDSALL: It's an R-1, they have, which a lot of people don't this time we've gotten a complete bulk table. The only correction I believe is necessary is that lot 5 should have a net value since lot 5 has a pond and some wetlands, but it would still easily meet zoning. Some comments, the spacing of the wells and septic looks acceptable, I think there was a drafting error just between the spacing of the sanitary for lot 1 and the well for lot 2, you're a little bit too close, but I'm sure when the engineer gets in and does the final designs that will get corrected. You need to let us know if you want us to witness the perc and deep tests. If not, they can move forward on their own. Sheet 2, although I understand by looking at the match line that it's part of lot 5, it should clearly note that all that piece that's on that sheet is really just the remainder of lot 5 and sheet, and the, I believe the driveway's will require culverts, so you might as well see them now so that the highway super can save himself some paper rather than asking for them. Other than that, I would suggest that you assume the position of lead agency since I do not believe there are any

other agencies involved and since it's a 5 lot subdivision, you have to have a public hearing. I would suggest that you may want to authorize it but require that they have the sanitary designs complete and these other issues addressed before they actually have the public hearing.

MR. PETRO: We have highway here tabled, no drainage included, no comment at this time.

MR. EDSALL: I'm sure that's one of the things he's going to want once he gets the next plan.

MR. PETRO: Motion for lead agency.

MR. LANDER: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare itself lead agency for the Peach Tree Acres subdivision on Shaw Road. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: Motion to have a public hearing?

MR. LANDER: So moved.

MR. BRESNAN: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board have a public hearing for the Peach Tree Acres subdivision on Shaw Road. Is there any further discussion? If not, roll call.

ROLL CALL

May 22, 2002

31

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. KARNAVEZOS	AYE
MR. LANDER	AYE
MR. PETRO	AYE

MR. PETRO: I think Mark told you what you need to do, very simple, get that done, we'll schedule you for a public hearing. When it's done, when you're ready, you'll be on.

MR. CALISE: Thank you.



**McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.**

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

□ **Main Office**
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@mhepc.com

□ **Regional Office**
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhepa@mhepc.com

Writer's E-mail Address:
mje@mhepc.com

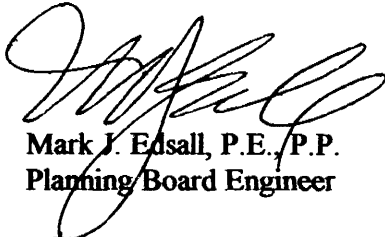
**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: PEACH TREE ACRES (MULLIGAN) MAJOR SUBDIVISION
PROJECT LOCATION: SHAW ROAD
SECTION 51 – BLOCK 1 – LOT 82.3
PROJECT NUMBER: 02-12
DATE: 22 MAY 2002
DESCRIPTION: THE APPLICATION PROPOSES THE SUBDIVISION OF THE 26.7 +/- ACRE PARCEL INTO FIVE (5) SINGLE-FAMILY RESIDENTIAL LOTS. THE PLAN WAS REVIEWED ON A CONCEPT BASIS ONLY.

1. The property is located within the R-1 zoning district of the Town. The “required” bulk information shown on the plan is correct for the zone and use group. The “provided” values appear acceptable, with the exception of the areas for proposed lot #5, which should reflect a reduced net area given the pond and wetlands shown.
2. My concept comments are as follows:
 - a. The general layout of the sanitary systems and wells appears reasonable (with the exception of the SDS #1 to Well #2 spacing which is drafted just under 200’); however, a complete design from a licensed engineer will be required.
 - b. The Board should decide if a representative of our office should witness perc and deep tests.
 - c. Sheet #2 of the plans should clearly indicate that all lands shown thereon are part of proposed lot #5.
 - d. Driveway culverts should be depicted (unless the Highway Supt. says they are not needed).
3. The Planning Board may wish to assume the position of Lead Agency under the SEQRA review process.

4. The Planning Board should consider authorizing the mandatory Public Hearing for this Major Subdivision, as required under Paragraph 4 of the Subdivision Regulations.
5. The plans depict a dedication along Shaw Road to provide the Town with a full 25 ft. from road centerline. The applicant's surveyor should prepare a description of this offer such that the dedication can be coordinated with the Attorney for the Town.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Mark J. Edsall', is written over the typed name and title.

Mark J. Edsall, P.E., P.P.
Planning Board Engineer

MJE/s
NW02-12-22May02.doc

PLANNING BOARD
TOWN OF NEW WINDSOR

AS OF: 05/10/2002

PAGE: 1

LISTING OF PLANNING BOARD **FEES**
ESCROW

FOR PROJECT NUMBER: 2-12

NAME: PEACH TREE ACRES - PA2002-0146

APPLICANT: MULLIGAN, RAY & CAROLYNN

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
05/10/2002	REC. CK. #402	PAID		375.00	
		TOTAL:	0.00	375.00	-375.00



Town of New Windsor
555 Union Avenue
New Windsor, NY 12553
(845) 563-4611

RECEIPT
#429-2002

05/10/2002

Mulligan, Carolynn K. #02-12
387 Museum Village Road
Monro, N.y. 10950

Received \$ 100.00 for Planning Board Fees on 05/10/2002. Thank you for
stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Deborah Green
Town Clerk



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

RECEIVED

JUN 14 2002

N.W. HIGHWAY DEPT.

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☐ WATER DEPT.,
☐ SEWER DEPT., ☒ HIGHWAY DEPT.

RECEIVED
TOWN OF NEW WINDSOR
JUN 12 2002
ENGINEER & PLANNING

P.B. FILE # **02-12** DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 6-24-02

THE MAPS AND/OR PLANS FOR:

Peach Tree Acres
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: _____

☐ DISAPPROVED:

Notes: _____

Signature: Henry J. Hall 7/8/02
Reviewed by: _____ Date: _____



Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☒ WATER DEPT.,
☐ SEWER DEPT., ☐ HIGHWAY DEPT.

RECEIVED
TOWN OF NEW WINDSOR
JUN 12 2002
ENGINEER & PLANNING

P.B. FILE # **02-12** DATE RECEIVED:

PLEASE RETURN COMPLETED FORM TO MYRA BY: 6-24-02

THE MAPS AND/OR PLANS FOR:

Peach Tree Acres

Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: There is no town water in this area

☒ DISAPPROVED:

Notes:

RECEIVED
JUN 13 2002
TOWN OF NEW WINDSOR
WATER DEPARTMENT

Signature: Stewart D. ...

Reviewed by:

Date 6-13-02

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board
FROM: Town Fire Inspector
SUBJECT: Peach Tree Acres
DATE: 14 June 2002

Planning Board Reference Number: PB-02-12

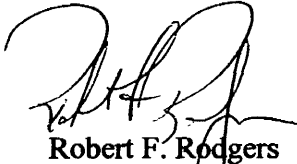
Dated: 12 June 2002

Fire Prevention Reference Number: FPS-02-041

A review of the above referenced subdivision plan was conducted on 14 June 2002.

This subdivision plan is acceptable.

Plans Dated: 7 June 2002



Robert F. Rodgers

INTER-OFFICE CORRESPONDENCE

TO: Town Planning Board

FROM: Town Fire Inspector

SUBJECT: Peach Tree Acres Subdivision

DATE: May 10, 2002

Planning Board Reference Number: PB-02-~~10~~ 12

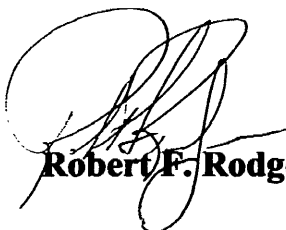
Dated: 10 May 2002

Fire Prevention Reference Number: FPS-02-030

A review of the above referenced subject subdivision plan was conducted on 10 May 2002.

This subdivision plan is acceptable.

Plans Dated: 15 March 2002



Robert F. Rodgers

RFR/dh



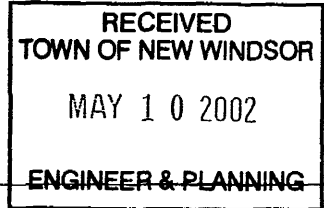
Town of New Windsor

555 Union Avenue
New Windsor, New York 12553
Telephone: (845) 563-4615
Fax: (845) 563-4693

OFFICE OF THE PLANNING BOARD

PROJECT REVIEW SHEET

TO: ☐ FIRE INSPECTOR, ☒ WATER DEPT.,
☐ SEWER DEPT., ☐ HIGHWAY DEPT.



P.B. FILE # 02-1A DATE RECEIVED: _____

PLEASE RETURN COMPLETED FORM TO MYRA BY: 5-20-02

THE MAPS AND/OR PLANS FOR:

Peach Tree Acres - Mulligan
Applicant or Project Name

SITE PLAN ☐, SUBDIVISION ☒, LOT LINE CHANGE ☐, SPECIAL PERMIT ☐

HAVE BEEN REVIEWED BY THE UNDERSIGNED AND ARE:

☒ APPROVED:

Notes: There is no town water in this area

☐ DISAPPROVED:

Notes: _____

Signature: Steve D'Amico 5-10-02
Reviewed by: _____ Date



McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

☐ Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
(845) 567-3100
e-mail: mheny@att.net

☐ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhempa@ptd.net

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

TOWN/VILLAGE OF:

New Windsor

P/B APP. NO.:

1-3
2
02-10

WORK SESSION DATE:

20 Mar 2002

PROJECT: NEW ☒ OLD ☐

REAPPEARANCE AT W/S REQUESTED:

Yes

RESUB. REQ'D:

Full App

PROJECT NAME:

Mulligan Sub.

REPRESENTATIVES PRESENT:

Ed Gannon / Ray Mulligan

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER ☒
P/B CHMN

FIRE INSP. *Bob*
PLANNER
OTHER

ITEMS DISCUSSED:

Shaw Road

- 4 lot sub.*
- 14y lot, Ar*
- Plu waiver?*
- Disc Plu options*
- lot need*
- Bulk take*

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

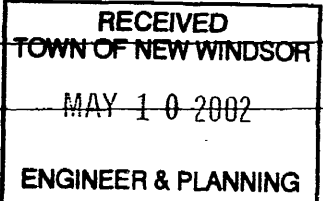
LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS





McGOEY, HAUSER and EDSALL
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E. (NY & PA)
WILLIAM J. HAUSER, P.E. (NY & NJ)
MARK J. EDSALL, P.E. (NY, NJ & PA)
JAMES M. FARR, P.E. (NY & PA)

☐ Main Office
33 Airport Center Drive
Suite #202
New Windsor, New York 12553
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e-mail: mhenry@att.net

☐ Regional Office
507 Broad Street
Milford, Pennsylvania 18337
(570) 296-2765
e-mail: mhpa@ptd.net

PLANNING BOARD WORK SESSION
RECORD OF APPEARANCE

1-3 2

TOWN / VILLAGE OF:

New Windsor

P/B APP. NO.:

02-10

WORK SESSION DATE:

17 April 02

PROJECT: NEW

X OLD

REAPPEARANCE AT W/S REQUESTED:

Not now

RESUB. REQ'D:

Final App

PROJECT NAME:

Mulligan School

REPRESENTATIVES PRESENT:

Ed Gannon / Ray Mulligan

Anna
Mulligan
sister

MUNICIPAL REPS PRESENT:

BLDG INSP.
ENGINEER
P/B CHMN

X

FIRE INSP.
PLANNER
OTHER

Rich

ITEMS DISCUSSED:

R-1

- fair driveway

- sight distance

- SDS - Mike Cleabe P.E.

- perc test witness

STND CHECKLIST:

DRAINAGE

DUMPSTER

SCREENING

LIGHTING

(Streetlights)

LANDSCAPING

BLACKTOP

ROADWAYS

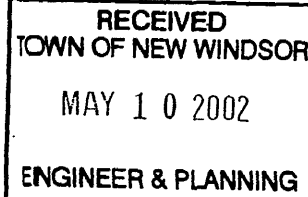
Next avail agenda after install.

RECEIVED TOWN OF NEW WINDSOR MAY 10 2002 ENGINEER & PLANNING

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK 12553
Telephone: (914) 563-4615
Fax: (914) 563-4693

PLANNING BOARD APPLICATION



TYPE OF APPLICATION (check appropriate item):

Subdivision ☒ Lot Line Change ☐ Site Plan ☐ Special Permit ☐

Tax Map Designation: Sec. 51 Block 1 Lot 82.3

BUILDING DEPARTMENT REFERRAL NUMBER 2002 - 0146

1. Name of Project Peach Tree Acres

2. Owner of Record RAY GARDYNN MULLIGAN Phone 783 9021

Address: 387 museum village RD Monroe NY 10950
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant Same Phone _____

Address: _____
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan EDWARD T Gannon Phone 845 4963 5337 ^{PCS}

Address: PO Box 285 Blooming Grove NY 10914
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney John Bach Phone 294-7941

Address 38 Scotchtown Ave Cochen NY 10924
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

RAI MULLIGAN 783 9021 cell 914 804 2800 (day)
(Name) (Phone)

7. Project Location: On the west side of Shaw RD 120' ± feet
(Direction) (Street) (No.)

South of Beattie Road
(Direction) (Street)

8. Project Data: Acreage 26.7 ^{ac} Zone R-80 School Dist. Washingtonville

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes X No

***This information can be verified in the Assessor's Office.**

***If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) Subdivision, 5 Lots
From 80,000 SQ FT To

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes no X

12. Has a Special Permit previously been granted for this property? yes no X

ACKNOWLEDGMENT:

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

STEFANIE FINN
Notary Public State of New York
01515052303
Orange County
Expires 11-20-05

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

7 DAY OF May 2002

Stefanie Finn
NOTARY PUBLIC

Carolyn Mulligan
APPLICANT'S SIGNATURE

Raymond P Mulligan
Please Print Applicant's Name as Signed

TOWN USE ONLY:

RECEIVED TOWN OF NEW WINDSOR DATE APPLICATION RECEIVED MAY 10 2002 ENGINEER & PLANNING
--

02-10
APPLICATION NUMBER

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

State Environmental Quality Review

SHORT ENVIRONMENTAL ASSESSMENT FORM

For UNLISTED ACTIONS Only

PART I—PROJECT INFORMATION (To be completed by Applicant or Project sponsor)

1. APPLICANT /SPONSOR <u>RAY MULLIGAN / Carolyn Mulligan</u>	2. PROJECT NAME <u>Peach Tree Acres</u>
3. PROJECT LOCATION: Municipality <u>New Windsor</u> County <u>Orange</u>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <u>120' SW Side of Shaw Rd, 120' S of Beattie</u>	
5. IS PROPOSED ACTION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Expansion <input type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <u>5 Lot Sub division on 26+ Acres on R-80 Zone</u>	
7. AMOUNT OF LAND AFFECTED: Initially <u>26</u> acres Ultimately <u>6</u> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE	
Applicant/sponsor name: <u>Ray Mulligan</u> <u>Carolynn Mulligan</u>	Date: <u>5/5/02</u>
Signature: <u>Ray Mulligan</u> <u>Carolynn Mulligan</u>	

RECEIVED
TOWN OF NEW WINDSOR
Coastal

MAY 10 2002

ENGINEER & PLANNING

If the action is in the Coastal Area, and you are a state agency, complete the Assessment Form before proceeding with this assessment

OVER

1

02-10

PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)

A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12? If yes, coordinate the review process and use the FULL EAF.	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6? If No, a negative declaration may be superseded by another involved agency.	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING: (Answers may be handwritten, if legible)	
C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly: no	
C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly: no	
C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly: no	
C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly: no	
C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly: no	
C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly: no	
C7. Other Impacts (including changes in use of either quantity or type of energy)? Explain briefly: no	
D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?	
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No If Yes, explain briefly

PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)

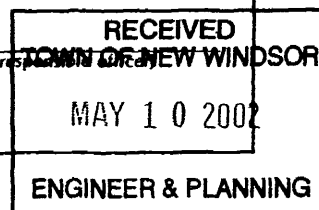
INSTRUCTIONS: For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which MAY occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action WILL NOT result in any significant adverse environmental impacts AND provide on attachments as necessary, the reasons supporting this determination:	

Name of Lead Agency	
_____	_____
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
_____	_____
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)

Date	

02-10



APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Raymond P Mulligan and Carolyn Mulligan deposes and says that he resides
(OWNER)

at 387 Museum Village Rd Monroe N.Y. 10950 in the County of Orange
(OWNER'S ADDRESS)

and State of N.Y. and that he is the owner of property tax map

(Sec. Block Lot)
designation number (Sec. 51 Block 1 Lot 82.3) which is the premises described in

the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

Edward Gannon P.O. Box 285 Blooming Grove N.Y.
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

STEFANIE FINN
Notary Public, State of New York
No. 01P15052303
Qualified in Orange County
Commission Expires 11-20-05

Date: 5-7-02

Stefanie Finn
Witness' Signature

Carolyn Mulligan
Owner's Signature

Applicant's Signature if different than owner

Ed Gannon PLS.
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT/OWNER AT THE MEETINGS.**

TOWN OF NEW WINDSOR

MAY 10 2002

ENGINEER & PLANNING

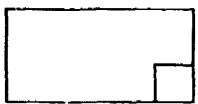
02-10

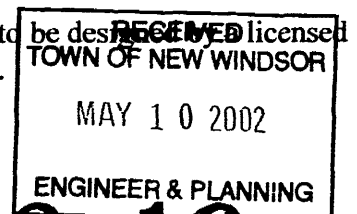
Engineer
#4 June

TOWN OF NEW WINDSOR PLANNING BOARD SUBDIVISION/LOT LINE CHANGE CHECKLIST

The following checklist items shall be incorporated on the Subdivision Plan prior to consideration for being placed on the Planning Board Agenda:

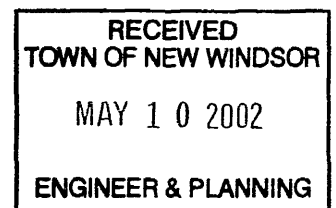
1. ☒ Name and address of Applicant.
- * 2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location
4. ☒ Provide 4" wide X 2" high box **(IN THE LOWEST RIGHT CORNER OF THE PLAN)** for use by Planning Board in affixing Stamp of Approval. **(ON ALL PAGES OF SUBDIVISION PLAN)**

SAMPLE: 
5. ☒ Tax Map Data (Section, Block & Lot).
6. ☒ Location Map at a scale of 1" = 2,000 ft.
7. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
8. N/A Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
9. ☒ Date of plat preparation and/or date of any plat revisions.
10. ☒ Scale the plat is drawn to and North arrow.
11. ☒ Designation (in title) if submitted as sketch plan, preliminary plan or final plan.
12. ☒ Surveyor's certificate.
13. ☒ Surveyor's seal and signature.
14. ☒ Name of adjoining owners.
15. ☒ Wetlands and 100 foot buffer zone with an appropriate note regarding DEC requirements.
- * 16. N/A Flood land boundaries.
17. FOR FINAL PLAN A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
18. ☒ Final metes and bounds.



02-10

19. ✓ Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical center line of the street.
20. ✓ Include existing or proposed easements.
21. ✓ Right-of-way widths.
22. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
23. ✓ Lot area (in square feet for each lot less than 2 acres).
24. ✓ Number the lots including residual lot.
25. ✓ Show any existing waterways.
- *26. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
27. ✓ Applicable note pertaining to owners review and concurrence with plat together with owners signature.
28. ✓ Show any existing or proposed improvements, i.e., drainage systems, water lines, sewer lines, etc. (including location, size and depths).
29. FOR FINAL PLAN Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.
30. FOR FINAL PLAN Show all and proposed on-site A septic system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
31. FOR FINAL PLAN Provide A septic system design notes as required by the Town of New Windsor.
32. ✓ Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
33. N/A Indicate percentage and direction of grade.
34. ✓ Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
35. N/A Indicate location of street or area lighting (if required).



REFERRING TO QUESTION 9 ON THE APPLICATION FORM, AIS THIS PROPERTY WITHIN AN AGRICULTURAL DISTRICT CONTAINING A FARM OPERATION OR WITHIN 500 FEET OF A FARM OPERATION LOCATED IN AN AGRICULTURAL DISTRICT, PLEASE NOTE THE FOLLOWING:

36. _____ Referral to Orange County Planning Dept. is required for all applicants filing AD Statement.

37. FOR FINAL PLAN A disclosure Statement, in the form set below, must be inscribed on all subdivision maps prior to the affixing of a stamp of approval, whether or not the Planning Board specifically requires such a statement as a condition of approval.

APrior to the sale, lease, purchase, or exchange of property on this site which is wholly or partially within or immediately adjacent to or within 500 feet of a farm operation, the purchaser or leasor shall be notified of such farm operation with a copy of the following notification.

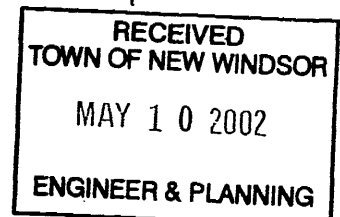
It is the policy of this State and this community to conserve, protect and encourage the development and improvement of agricultural land for the production of food, and other products, and also for its natural and ecological value. This notice is to inform prospective residents that the property they are about to acquire lies partially or wholly within an agricultural district or within 500 feet of such a district and that farming activities occur within the district. Such farming activities may include, but not be limited to, activities that cause noise, dust and odors.

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGMENT:

THE PLAT FOR THE PROPOSED SUBDIVISION HAS BEEN PREPARED IN ACCORDANCE WITH THIS CHECKLIST AND THE TOWN OF NEW WINDSOR ORDINANCES, TO THE BEST OF MY KNOWLEDGE.

BY: EDD J. [Signature] P.L.S. 5/7/02
Licensed Professional Date



IF APPLICABLE "XX"

**This form to be completed only if you answer "yes" to question #9 on the application form.

AGRICULTURAL DATA STATEMENT

1. Name and Address of Applicant:

Raymond P. and Carolynn Mulligan.
387 Museum Village Rd Monroe N.Y. 10950.

2. Description of proposed project and its locations:

26+ acre parcel to be subdivided into
5 lots, located on Shaw Rd.

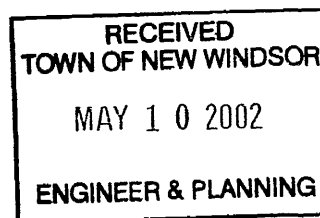
3. Name and address of any owner of land within the Agricultural District:

Robert W. Minard. (apple orchard)
P O Box 65 Clintondale N.Y. 12515.

4. Name and address of any owner of land containing farm operations located within 500 feet of the boundary of the subject property.

5. A map is submitted herewith showing the site of the proposed project relative to the location of farm operations identified in this statement.

see attached.



02-10

RPS DATA

TAX# 334800.055.000-0001-044.000/0000

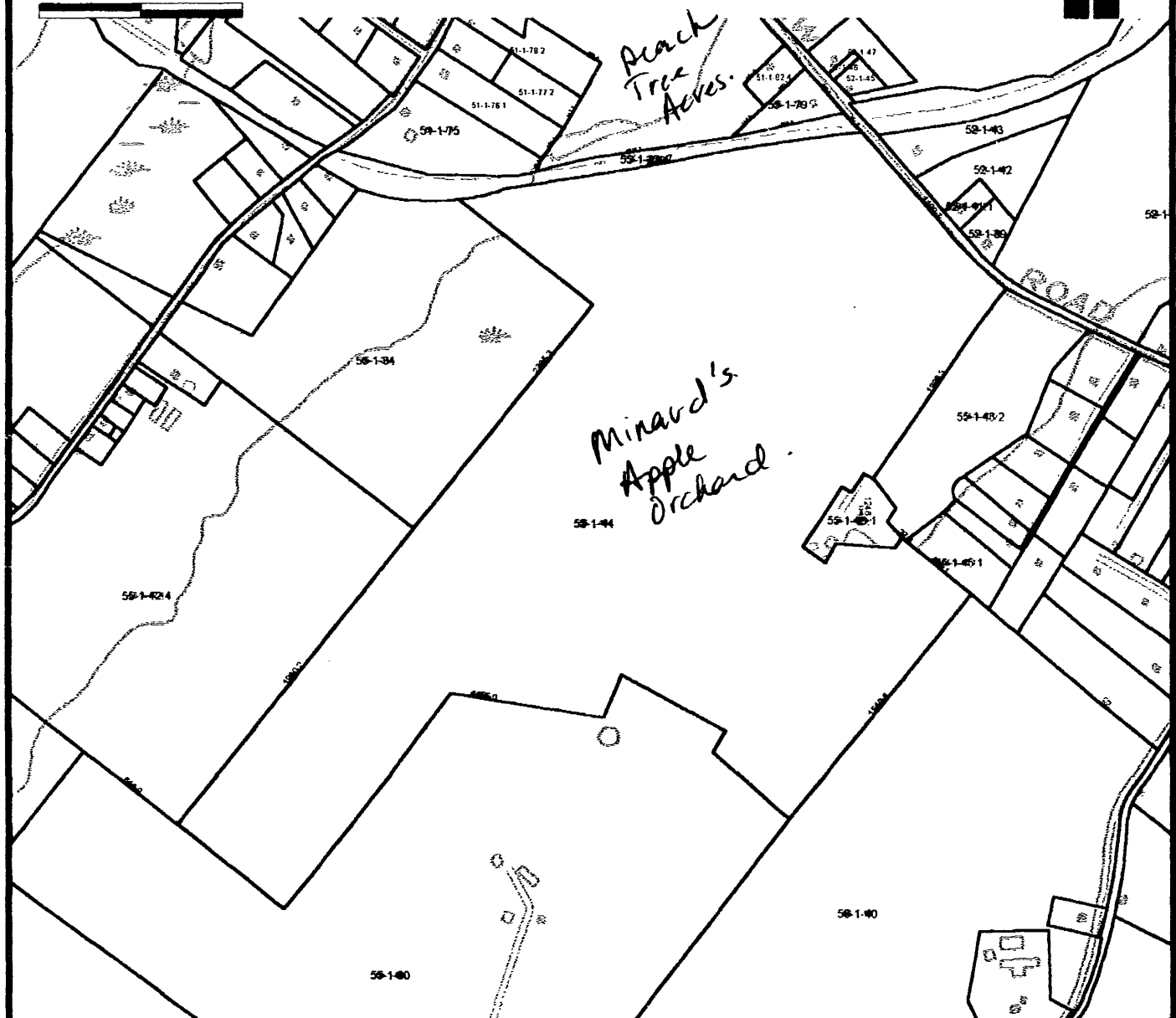
AREA 620



PROP ADDR	SHAW RD	RDFR	0	MSQFT	8.0349e+0
PROP CLASS	151	DEP	0	MACRE	184.5
SCH	332002	ACRE	184	YRBT	
SQ.FT.	0	BSMT	0	#BD	0
LANDTYPE	ORCHARD	1ST	2ND	#BA	0.0
UTIL	ELECTRIC	ZONE	02	USED AS	MNRL RGT
EAST_GRID	545587	WTR	PRIVATE	SWR	LEASE
STYLE		NORTH_GRID	530148	NGHBHD	12
# KIT	0.00000	EXTER		ATTCCAP	0
# OF STORY	0.00	PORCH TYPE		BSMCAP	0
CONDITION		PORCH AREA	0	# FPLCS	0
FEAT DESC	BARN 1 STY G	CONST DESC		AC %	
OWNR	MINARD ROBERT W	FEAT YRBT	1950	SPRNK %	
ADDRESS	PO BOX 65	LAND VALUE	277000	TAXYEAR	97
	CLINTONDALE NY	TOTAL_VAL	346300	ASSESSMENT	13600

SALE	TTD	TYPE	VALID	ARMS	BOOK	PAGE	TYPE	DATE	MORT#
1	19921216	1	0	N	3722	21	BRGN&SL	12/15/92	

0 0.1 0.2 Miles



02-10

RPS DATA

TAX# 334800.055.000-0001-032.100/0000

AREA 620



PROP ADDR	BEATTIE RD	RDFR	0	MSQFT	279141
PROP CLASS	323	VAC LND RURAL OTHER	DEP	0	MACRE 6.4
SCH	332002	WASHINGTONVILLE	ACRE	6	YRBT
SQ.FT.	0	1ST 2ND	BSMT	0	#BD 0
LANDTYPE	RESIDUAL	ZONE 02	USED AS		MNRL RGT
UTIL	ELECTRIC	WTR NONE	SWR	NONE	LEASE
EAST_GRID	545281	NORTH_GRID 531993	NGHBHD	12	MULTBLG
STYLE		EXTER	ATTCARCAP	0	BSMT
# KIT	0.00000	PORCH TYPE	BSMCARCAP	0	HEAT
# OF STORY	0.00	PORCH AREA 0	# FPLCS	0	FUEL
CONDITION		CONST DESC	AC %		AC
FEAT DESC		FEAT YRBT0	SPRKN %		ALARM %
OWNR	MULLIGAN RAYMOND & CATHERINE C		LAND VALUE	17000	TAXYEAR 97
ADDRESS	BEATTIE RD		TOTAL_VAL	17000	ASSESSMENT 2000
	ROCK TAVERN NY	12575			

SALE	TTD	TYPE	VALID	ARMS	BOOK	PAGE	TYPE	DATE	MORT#
	19780821				2107	965			

0 0.1 0.2 Miles



02-101

#16
RCC/BS
"XX"

ATTACHMENTS

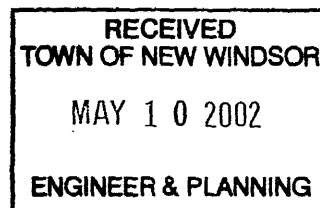
- A. Flood Hazard Area Development Permit Application Form.
- B. Certificate of Compliance ☒

PLEASE NOTE: IF PROPERTY IS NOT IN A FLOOD ZONE, PLEASE INDICATE THAT ON THIS FORM AND SIGN YOUR NAME. RETURN FORM WITH PLANNING BOARD APPLICATION.

IF PROPERTY IS LOCATED IN A FLOOD ZONE, PLEASE COMPLETE THE ATTACHED (LEGAL SIZE) PAPERS AND RETURN WITH PLANNING BOARD APPLICATION.

5/7/02
This property is not in a
flood zone.

Carolyn Mulligan
By Carol P. Mulligan



02-10

APPLICANT/OWNER PROXY STATEMENT
(for professional representation)

for submittal to the:
TOWN OF NEW WINDSOR PLANNING BOARD

Raymond and Carolyn Mulligan, deposes and says that he resides
(OWNER)

at 387 Museum Village Rd Monroe NY 10950 in the County of Orange
(OWNER'S ADDRESS)

and State of New York and that he is the owner of property tax map

(Sec. _____ Block _____ Lot _____)
designation number (Sec. 51 Block 1 Lot 82.3) which is the premises described in

the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

Michael Calise 294 Laurel Rd. Pearl River NY 10965
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: 5/22/02

[Signature]
Witness' Signature

Carolyn Mulligan
Raymond P Mulligan
Owner's Signature

Applicant's Signature if different than owner
Michael Calise
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**